



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
 Knightdale, NC 27545
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ORD #08-11-19-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING INDOOR STORAGE AND WAREHOUSING USES

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to allowing "Storage – Warehouse, indoor storage" uses in the Rural Residential (RR1) district; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.15 establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the proposed zoning text changes comply with the goals of the Town's Comprehensive Plan because they are reasonable in that they advance the stated objective of influencing and managing the development of the community by recognizing the similarity of small indoor storage uses to other uses which incorporate small indoor storage spaces and already permitted in the Rural Residential District; as well as being consistent with the Comprehensive Plan's stated goal of providing balanced and responsible urban design, planning and development; as well as the stated goal of maintaining a respect for the existing relationship between rural and urban Knightdale;

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1. That the Unified Development Ordinance of the Town of Knightdale Code be amended to read as follows:

2.3(C) Use Matrices

	T1	T2	T3	T4	T5	T6	Assigned Districts		Planned Districts		
BASE DISTRICT	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND
(6) Manufacturing/Wholesale/Storage (continued)											
j. Research and development	—	—	—	—	—	—	—	PS	P	—	—
k. Storage - Outdoor storage yard as a primary use	—	—	—	—	—	—	—	----	PS	—	—
l. Storage - Warehouse, indoor storage	—	PS	—	—	—	—	PS	PS	PS	—	—
m. Wholesaling and distribution	—	—	—	—	—	—	—	SU	PS	—	—

3.3(GG) Storage - Warehouse, Indoor Storage (RR, TC, HB, MI) (2.3C(6)I)

1. Facility is limited to 5,000 square feet per floor in the TC and RR District.
2. No outdoor storage of any kind is permitted.
3. In the RR District, property must be buffered with a Type A Buffer from adjacent lots with pre-existing adjacent residential dwellings (other than the owner's).

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 5. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code.

SECTION 6. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 19th day of November, 2008.

Russell B. Killen, Mayor

ATTEST:

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney